



**Lingfield Crescent, Queensbury,
Offers In The Region Of £155,000**

** END TERRACE ** THREE BEDROOMS ** IMMACULATE THROUGHOUT ** POPULAR LOCATION **
** READY TO MOVE INTO ** GARDENS & PARKING **

Immaculately presented end terraced property which would make an ideal purchase for a FTB/Young Couple/Family. Having been updated by the present owners to include a modern fitted kitchen, house bathroom and downstairs cloaks w/c.

The property is within easy reach of amenities, shops, local schools and excellent bus routes.

The accommodation briefly comprises of a hallway, lounge, breakfast kitchen, utility room and a cloaks w/c. To the first floor there are three bedrooms and a house bathroom. There is low maintenance artificial lawn and patio garden with hedges. There is driveway providing off street parking for two vehicles.



Entrance Hall

Radiator.

Cloakroom

Modern two piece suite comprising low flush wc, pedestal wash basin and extractor fan.



Lounge

12'11" x 11'7" (3.94m" x 3.53m")

Electric fire with feature fireplace surround and radiator.

Kitchen

13'0" x 7'9" (3.96m" x 2.36m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, integrated dishwasher, cooker & hob with extractor and radiator.



Utility

5'10" x 4'10" (1.78m" x 1.47m")

Fitted base units incorporating plumbing for auto washer, tiled splash back and door leading to rear.



First Floor Landing

Loft access via pull down ladder.

Bedroom One

11'1" x 10'1" (3.38m" x 3.07m")

Radiator.



Bedroom Two

9'7" x 6'4" (2.92m" x 1.93m")

Fitted wardrobes and radiator.

Bedroom Three

7'7" x 5'3" max (2.31m" x 1.60m" max)

Radiator.



Bathroom

Modern three piece suite comprising panel bath, low flush wc, vanity sink unit, part tiled walls & floor and heated towel rail.

Exterior

Driveway to the front providing off street parking for two vehicles with a low maintenance artificial lawn and patio garden with hedges to rear.

Directions

From our office on Queensbury High Street, head east on High St/A647 towards Gothic St, continue to follow A647 for 1.3 miles, turn left onto Lingfield Crescent and the property will shortly be seen displayed via our For Sale board.

Council Tax Band

B

Tenure

FREEHOLD

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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